

TOWN OF WELLESLEY



MASSACHUSETTS

ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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ZBA 2018-84

Petition of Wellesley College
106 Central Street
Science Center

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, December 6, 2018, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Wellesley College requesting Site Plan Approval pursuant to the provisions of Section XVIA and Section XXV, a Special Permit pursuant to Section XIVE and Section XXV for a major construction project in a Water Supply Protection District, and a Variance pursuant to Section XX and Section XXIV(D) of the Zoning Bylaw for a building height in excess of 45 feet. The project involves construction of 99,200 square feet of laboratory space, classrooms, student spaces, faculty offices, and teaching and research greenhouse. The project will replace the existing Sage Hall and teaching and research greenhouses, which are slated for removal. The project includes previously approved permits for the Global Flora and L&E Wing renovations, and temporary trailers. The project is located at 106 Central Street, in an Educational District.

On November 1, 2018, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing were Justin Mosca, VHB, Dave Conway, Nitsch Engineering, Tim Singleton, Wellesley College and Stephen Langer, Langer & McLaughlin, LLP.

Mr. Mosca described the new building generally and showed renderings of the building from various points of view.

The Board asked about the coordination of this portion of the project with prior aspects that have been approved by the Board under prior applications (L&E Wings and Global Flora Greenhouses). Mr. Mosca showed the new building in relation to those other areas.

The Board asked about the roof drainage and the location of proposed rainwater storage tanks. Mr. Mosca and Mr. Conway showed the location of the tanks; a small portion of runoff will go to existing wetlands (an Order of Conditions has been issued for work within wetland buffer zone).

Mr. Mosca briefly described the contractor parking and other construction management aspects. He also described signage for wayfinding, donor recognition and entryways, and the proposed site lighting as indicated on the plans.

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Mr. Mosca said that construction is anticipated from Spring 2019 to Summer 2021, on Mondays through Friday from 7 am to 6 pm, and Saturdays from 8 am to 6 pm. Sundays will be reserved for contingency only and will require Police approval. He said that deliveries will be from Route 135. He said that there will be a wheel wash for construction vehicles.

There was no one from the general public present at the public hearing who wished to speak to the petition.

Submittals from the Applicant

- Letter to Zoning Board of Appeals, dated 10/30/18, from Justin Mosca, PE, Project Manager, VHB, re: Wellesley College Campus Renewal– Science Center Addition – Application for Site Plan Approval/Special Permit/Variance
- Application for Site Plan Approval, Special Permit and Variance, dated 10/30/18
- Letter to Zoning Board of Appeals, dated 10/30/18, from Justin Mosca, PE, Project Manager, VHB, re: Wellesley College Campus Renewal– Science Center Addition – Request for Zoning Relief
- Site Plan Approval Review Plans and Submittal Checklist
- Development Prospectus
- Memorandum to Zoning Board of Appeals, dated 10/30/18, from WC Science Center Design Team, re: Wellesley College Science Center Addition – Construction Operations and Water Supply Protection Measures
- Site Locus Plans
- Abutters List
- Construction Management Plans – CMP Plan SCR, SCN & Global Flora – 9.21.18, TSK-01, TSK-02, Phase 5 – SCN – 06/01/19 – 09/01/21
- Subsurface Conditions Information
- Municipal Systems Impact Analyses
 - Electrical System – Memorandum, dated 10/30/18, from Science Center Addition Design Team, re: Electrical Systems Impact Analysis
 - Building Occupant Life Safety – Memorandum, dated 10/30/18, from Science Center Addition Design Team, re: Building Occupant Life Safety & Fire Access Plan, C-1, dated 10/26/18, prepared by Nitsch Engineering
 - Refuse Disposal System - Memorandum, dated 10/30/18, from Science Center Addition Design Team, re: Refuse Disposal and Recycling
 - Water System - Memorandum, dated 10/30/18, from Science Center Addition Design Team, re: Water Distribution System Impact Analysis
 - Sanitary Sewer - Memorandum, dated 10/30/18, from Science Center Addition Design Team, re: Sanitary Sewer System Impact Analysis
 - Stormwater Report, dated 10/26/18, prepared by Nitsch Engineering, Inc.
- Traffic Impact - Memorandum, dated 5/9/18, from Science Center Addition Design Team, re: Transportation Evaluation

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Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Cover Sheet			
EX-1	Topographic & Utility Survey	2/3/17	Nitsch Engineering	12/1/17 & 1/22/18
EX-2	Topographic & Utility Survey	2/3/17	Nitsch Engineering	12/1/17 & 1/22/18
C-000	Notes, Legend and Abbreviations	10/26/18	David Conway, P.E.	
C-001	Plot Plan	10/26/18	David Conway, P.E.	
C-101	Overall Site Erosion and Sedimentation Control Plan	10/26/18	David Conway, P.E.	
C-300	Site Utility Plan Science Center Addition	10/26/18	David Conway, P.E.	
C-301	Utility Profiles Science Center Addition	10/26/18	David Conway, P.E.	
C-303	Site Utility Plan Global Flora and L&E Wing Renovations	10/26/18	David Conway, P.E.	
C-400	Grading and Drainage Plan Science Center Addition	10/26/18	David Conway, P.E.	
C401	Grading and Drainage Plan Global Flora and L&E Wing Renovations	10/26/18	David Conway, P.E.	
C-500	Site Erosion and Sedimentation Control Details	10/26/18	David Conway, P.E.	
C-501	Site and Utility Details	10/26/18	David Conway, P.E.	
L001	General Notes	10/26/18	Michael Van Valkenburgh, RLA	
SP-101	Science Center Addition Site Prep Plan	10/26/18	Michael Van Valkenburgh	
SP-102	Global Flora & L&E Wing Renovations Site Prep Plan	10/26/18	Michael Van Valkenburgh	
L101	Science Center Addition Layout Plan	10/26/18	Michael Van Valkenburgh	
L102	Global Flora & L&E Wing Renovations Layout Plan	10/26/18	Michael Van Valkenburgh	
L201	Science Center Addition Grading Plan	10/26/18	Michael Van Valkenburgh	
L202	Global Flora & L&E Wing Renovations Grading Plan	10/26/18	Michael Van Valkenburgh	

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L301	Science Center Addition Materials Plan	10/26/18	Michael Van Valkenburgh	
L302	Global Flora & L&E Wing Renovations Materials Plan	10/26/18	Michael Van Valkenburgh	
L401	Science Center Addition Tree Planting Plan	10/26/18	Michael Van Valkenburgh	
L402	Global Flora & L&E Wing Renovations Tree Planting Plan	10/26/18	Michael Van Valkenburgh	
L501	Science Center Addition Shrub Planting Plan	10/26/18	Michael Van Valkenburgh	
L502	Global Flora & L&E Wing Renovations Shrub Planting Plan	10/26/18	Michael Van Valkenburgh	
L601	Science Center Addition Groundcover Planting Plan	10/26/18	Michael Van Valkenburgh	
L602	Global Flora & L&E Wing Renovations Groundcover Planting Plan	10/26/18	Michael Van Valkenburgh	
L701	Science Center Addition Planting Schedule	10/26/18	Michael Van Valkenburgh	
L702	Global Flora & L&E Wing Renovations Plant Schedule	10/26/18	Michael Van Valkenburgh	
L800	Site Details – Planting	10/26/18	Michael Van Valkenburgh	
L801	Site Details – Pavement and Curbs 1	10/26/18	Michael Van Valkenburgh	
L802	Site Details – Pavement and Curbs 2	10/26/18	Michael Van Valkenburgh	
L803	Site Details – Lighting	10/26/18	Michael Van Valkenburgh	
A-101	Overall Level B1 Plan	10/26/18	Laura Ettelman, RA	
A-101-A	Level B1 Part Plans	10/26/18	Laura Ettelman, RA	
A-102	Level 1 Overall Plan	10/26/18	Laura Ettelman, RA	
A-102-A	Level 1 Part Plan A	10/26/18	Laura Ettelman, RA	
A-102-B	Level 1 Part Plan B & C	10/26/18	Laura Ettelman, RA	
A-102-D	Level 1 Part Plan D	10/26/18	Laura Ettelman, RA	
A-103	Level 2 Overall Plan	10/26/18	Laura Ettelman, RA	
A-103-A	Level 2 Part Plan A	10/26/18	Laura Ettelman, RA	
A-103-B	Level 2 Part Plan-B & C	10/26/18	Laura Ettelman, RA	
A-103-D	Level 2 Part Plan-D	10/26/18	Laura Ettelman, RA	
A-104	Level 3 Overall Plan	10/26/18	Laura Ettelman, RA	
A-104-A	Level 3 Part Plan-A	10/26/18	Laura Ettelman, RA	
A-104-B	Level 3 Part Plan-B & C	10/26/18	Laura Ettelman, RA	

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A-104-D	Level 3 Part Plan-D	10/26/18	Laura Ettelman, RA	
A-105	Level 4 Overall Plan	10/26/18	Laura Ettelman, RA	
A-105-A	Level 4 Part Plan-A	10/26/18	Laura Ettelman, RA	
A-105-B	Level 4 Part Plan-B & C	10/26/18	Laura Ettelman, RA	
A-105-D	Level 4 Part Plan-D	10/26/18	Laura Ettelman, RA	
A-106	Roof Overall Plan	10/26/18	Laura Ettelman, RA	
A-211	Unfolded Elevations	10/26/18	Laura Ettelman, RA	
A-212	Unfolded Elevations	10/26/18	Laura Ettelman, RA	
A-213	Unfolded Elevations	10/26/18	Laura Ettelman, RA	
A-521	Exterior Wall Details – WT – A	10/26/18	Laura Ettelman, RA	RECEIVED DESIGNER'S OFFICE WELLESLEY MA 02482 11/10/18
A-531	Exterior Wall Details – WT - B	10/26/18	Laura Ettelman, RA	11/10/18
P-201-B	Plumbing New Building Level B1 Drainage Plan-B & C	10/26/18	Keith Prata, P.E.	

On November 26, 2018, David Allen, Supervisory Electrical Engineer, Wellesley Municipal Light Plan, reviewed the project and submitted comments.

On November 14, 2018, the Design Review Board reviewed the project and on December 5, 2018 submitted recommendations.

On December 5, 2018, the Planning Board reviewed the petitions for Site Plan Approval, Special Permit and Variance and submitted recommendations.

DECISION

The Board's approval of the Site Plan for the Project is premised on the Applicant's and Project's compliance with the following conditions (the "Conditions"). All requirements imposed by the Conditions or this Site Plan Approval shall be applicable to the entity responsible for the administration of the Project regardless of whether the condition specifically identifies the Applicant, the responsible entity, or no entity as having responsibility for a particular condition. By accepting this Site Plan Approval, the Applicant agrees to the terms, covenants, conditions, and agreements contained herein.

The Board found that the project meets the requirements of Section XIVE of the Zoning Bylaws for Water Supply Protection Districts. The Board voted unanimously to grant a Special Permit for a Major Construction Project in a Water Supply Protection District.

With respect to the request for a height variance, the Authority determined that the excess height (which is in fact lower than the height of the existing Sage Hall, which is being replaced) is protected under the

Dover Amendment (G.L. C. 40A, Section 3), and therefore voted unanimously to waive the requirement for a variance.

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CONDITIONS

1. By accepting this Site Plan Approval the Applicant agrees to the terms, covenants and conditions and agreements contained herein. This Site Plan Approval shall expire one year from the date hereof unless construction has begun by that date. The Applicant may apply to the Board for reasonable extensions to this Site Plan Approval for good and sufficient reason.
2. Except for the relief granted by the Board as listed in these Conditions, the Applicant shall comply with all provisions of the Zoning Bylaw and general bylaws generally applicable to a project approved on December 6, 2018. No fees are waived in connection with the Project. Fees shall be those then in effect at the time of application for the permit or approval subject to the fee.
3. Contract documents, including working drawings and specifications for the Project shall undergo the usual and customary review and approvals of the Building Inspector, the Town Engineer, or any other applicable local inspector or board.
4. The Applicant will establish a website, or use an existing website during the duration of site construction activities, to provide Town officials and residents access to the most current scheduled activities and to notification of upcoming Project events that reasonably have the potential to impact the surrounding neighborhood.

Design Conditions

5. Design and construction of the Project shall fully comply with all applicable federal and state laws and regulations, including, but not limited to, the requirements of the Massachusetts State Building Code (780 CMR) and the Massachusetts Architectural Access Board (521 CMR). The Project shall be designed and constructed on the Site in accordance with the Plans, except as provided in this Site Plan Approval, including these Conditions. Any requirement of consistency with the Plans means as those Plans are modified by the Conditions.
6. The Applicant shall establish, apply, and maintain a reasonable procedure under which appropriate members of the Wellesley College faculty, with the Director of Environmental Health and Safety, shall review and approve a program for the delivery, use, storage, and disposal of any Toxic or

Hazardous Materials (as defined in Section XIVE of the Zoning By-Law) in any part of the Project. The procedure shall, as a minimum, meet the applicable requirements of Section XIVE(F) of the Zoning By-Law.

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Construction Conditions

7. The Applicant shall implement its Traffic Management Plan, as specified in its VHB memorandum dated October 30, 2018, and as may be modified by these Conditions.
8. During the period of construction, all construction equipment and materials deliveries shall utilize: (1) Route 9 to Route 27 to Route 135 to the Wellesley College main entrance; or (2) any other such route as the Applicant shall agree with the Wellesley Police Department prior to its use.
9. During the period of construction, all deliveries of construction materials and equipment shall be made only on Monday through Friday no earlier than 7:00 a.m. and no later than 6:00 p.m. Construction work may be performed on the Site Monday through Friday commencing not earlier than 7:00 a.m. and completing not later than 6:00 p.m. Exterior and site work may be performed on Saturday commencing not earlier than 8:00 a.m. and completing not later than 6:00 p.m. Exterior and site work on Sunday or on a holiday in the Town is prohibited. For purposes of clarity, interior work on Sunday is specifically allowed, subject to the consent of the Police Chief, and provided that the Applicant provides prior written notice to the Police Chief, with a copy to the Board.
10. During the period of construction, on-site parking for construction workers and for construction equipment is specifically permitted, and no vehicles of construction workers and no construction equipment shall be parked on any public way of the Town. In the event that parking requirements for the Project exceed the available on-site and on-campus parking capacity, the Applicant shall arrange for off-site parking, including transportation to the site, sufficient to meet all parking needs. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.
11. All construction and delivery vehicles exiting the site shall stop at an established construction exit for a wheel wash to prevent the entrance of materials deleterious to the Water Supply Protection District onto the streets of the Town. The Applicant shall cause connecting streets to be swept as frequently as required in the event that dust, dirt and debris not completely removed by the truck wash are deposited on the street.

12. Insofar as practicable, refueling of construction equipment on the site shall be prohibited. In the event that on-site refueling cannot be avoided, such refueling shall be performed with due consideration to spill prevention and control measures that should reasonably be applied in a Water Supply Protection District, and in accordance with the Applicant's established Spill Prevention, Control and Countermeasure Plan.

Use Conditions

13. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations" in effect as of December 6, 2018.
14. There shall be no storage of prohibited chemicals, in accordance with Section XIV of the Zoning Bylaw.

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APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



Richard L. Seegel, Chairman



J. Randolph Becker



David G. Sheffield

ZBA 2018-84
Applicant Wellesley College
Address 106 Central Street – Science Center

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NOT VALID FOR RECORDING UNTIL CERTIFIED BY TOWN CLERK

In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

Attest:

Cathryn Jane Kato
Town Clerk

cc: Planning Board
Inspector of Buildings
lrm